

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

PHA Plans

5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Logansport Housing Authority

PHA Number: IN092

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- X Main administrative office of the PHA**
 - PHA development management offices**
 - PHA local offices**

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- X Main administrative office of the PHA**
 - PHA development management offices**
 - PHA local offices**
 - Main administrative office of the local government**
 - Main administrative office of the County government**
 - Main administrative office of the State government**
- X Public library**
 - PHA website**
 - Other (list below)**

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- X Main business office of the PHA**
 - PHA development management offices**
 - Other (list below)**

5-Year Plan

PHA Fiscal Years 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)

To serve the needs of low-income people. We will provide adequate quality housing and rental assistance in a non-discriminating manner and expand housing opportunities within the Logansport Housing Authority's jurisdiction. We will partner with other agencies to promote self sufficiency for all within the community.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAs are strongly encouraged to identify quantifiable measures of success in reaching their objectives over the course of the 5 Years. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

**PHA Goal: Expand the supply of assisted housing
Objectives:**

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

X-Other (list below)

Explore opportunities for acquisition and renovation of building to provide rental units for low-income families.

Participate in the Mayor's Vision 2000 Housing Task Force to determine the community's housing needs, problems and potential solutions.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score)

Increase customer satisfaction:

Concentrate on efforts to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

X-Conduct outreach efforts to potential voucher landlords

1. Provide annual landlord training to educate community landlords on fair housing issues, Section 8 Rental Assistance Program, landlord/tenant laws and other issues concerning the rental business.

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Implement public housing security improvements:

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:

X-Increase the number and percentage of employed persons in assisted families:

Refer jobless and zero income participants to the Family Self-Sufficiency Program for orientation, program information and referrals to agencies to help with job search and employment opportunities.

X-Provide or attract supportive services to improve assistance recipients' employability:

Communicate and coordinate with private industry to gain knowledge of job openings. Communicate and coordinate with service agencies in the community for appropriate referrals and share program information to provide services for job search, education, etc.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

X-Other: (list below)

Provide money management education for Section 8 participants by presenting the FDIC Money Smart Program workshops for all participants.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

Other PHA Goals and Objectives: (list below)

PHA Goals: Become a HUD Certified Housing Counseling Agency
Objectives:

Expand and update our current community wide Southern Indiana Rural Development Program "Live the Dream" homeownership education program.

Contact other certified agencies to find training possibilities and provide appropriate training for designated staff

Apply for HUD certification.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.12]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

X-Standard Plan

Streamlined Plan:

High Performing PHA

Small Agency (<250 Public Housing Units)

Troubled Agency Plan

Executive Summary of the Annual PHA Plan (optional)

[24 CFR Part 903.12 (b), 24 CFR 903.7(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Annual Plan Table of Contents

[24 CFR Part 903.12(b)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

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Annual Plan

Executive Summary

Table of Contents

Housing Needs

Financial Resources

Policies on Eligibility, Selection and Admissions

Rent Determination Policies

Capital Improvements Needs

Demolition and Disposition

Homeownership

Civil Rights Certifications (included with PHA Plan Certifications)

**Other Information (criteria for significant deviations/substantial modifications,
progress in meeting 5-year goals)**

Project Based Voucher Program

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a separate file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

Admissions Policy for Deconcentration

FY 2005 Capital Fund Program Annual Statement

Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

PHA Management Organizational Chart

FY 2005 Capital Fund Program 5-Year Action Plan

Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan mponent
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement Of housing needs of families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Deconcentration Income Analysis	Annual Plan:

**Eligibility, Selection, and
Admissions**

**Public Housing Admissions and Annual Plan:
(Continued) Occupancy Policy (A&O), Eligibility, Selection,
which includes the Tenant Selection and and Admissions Policies
Assignment Plan [TSAP]**

X

**Section 8 Administrative Plan Annual Plan:
Eligibility,
Selection,
and Admissions Policies**

**Public Housing Deconcentration Annual Plan:
and Income Mixing Documentation: Eligibility,
(1) PHA board certifications of compliance Selection,
with deconcentration requirements and Admissions Policies
(section 16(a) of the US Housing Act of 1937,
as implemented in the 2/18/99 *Quality Housing
and Work Responsibility Act Initial Guidance*;
Notice and any further HUD guidance) and
(2) Documentation of the required deconcentration
and income mixing analysis**

**Any policy governing occupancy of Police
Officers in Public Housing
check here if included in the public housing A&O Policy**

**Public housing rent determination policies, Annual Plan:
including the methodology Rent Determination
for setting public
housing flat rents
check here if included in the public housing
A & O Policy**

**Schedule of flat rents offered at each Annual Plan:
public housing development Rent Determination
check here if included in the public housing
A & O Policy**

X

**Section 8 rent determination Annual Plan:
(payment standard) policies Rent Determination
(if included in plan, not necessary
as a supporting document) and written
analysis of Section 8 payment standard policies
check here if included in Section 8 Administrative Plan**

The Capital Fund/Comprehensive Grant Annual Plan:

**Program Annual Statement /Performance Capital Needs
and Evaluation Report for any active
grant year**

**Most recent CIAP Budget/Progress Annual Plan:
Report (HUD 52825) for any active CIAP Capital Needs
grant**

**Most recent, approved 5 Year Action Annual Plan:
Plan for the Capital Fund/Comprehensive Capital Needs
Grant Program, if not included as an attachment
(provided at PHA option)**

**Approved HOPE VI applications or, if more Annual Plan:
recent, approved or submitted HOPE VI Capital Needs
Revitalization Plans or any other approved
proposal for development of public housing**

**Approved or submitted applications for Annual Plan:
demolition and/or disposition of Demolition and
public housing Disposition**

**Approved or submitted public Annual Plan
housing homeownership Homeownership
programs/plans :**

**X Policies governing any Section 8 Annual Plan:
Homeownership program Homeownership
X-check here if included in the Section 8
Administrative Plan**

Troubled PHAs: MOA/Recovery Plan Troubled PHAs

**Other supporting documents (optional) (specify as needed)
(list individually; use as many
lines as necessary)**

1. Statement of Housing Needs

[24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

**State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-
wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-
jurisdictional public housing waiting lists at their option.**

Housing Needs of Families on the Waiting List**Waiting list type: (select one)****X- Section 8 tenant-based assistance****Public Housing****Combined Section 8 and Public Housing****Public Housing Site-Based or sub-jurisdictional waiting list (optional)****If used, identify which development/subjurisdiction:**

	# of families	% of total families	Annual Turnover
Waiting list total	139		
Extremely low income <=30% AMI	125	90	
Very low income >30% but <=50% AMI)	13	10	
Low income (>50% but <80% AMI)	1		
Families with children	62	45	
Elderly families	8	6	
Families with Disabilities	63	46	
Race/ethnicityWhite-	111	80	
Race/ethnicityAfrican American-	15	11	
Race/ethnicity-Amer Indian-	2	2	
Race/ethnicity-Hispanic	-7	5	

Characteristics by Bedroom Size (Public Housing Only)**1BR 2 BR 3 BR 4 BR BR5+ BR****Is the waiting list closed (select one)? X- No Yes****If yes: How long has it been closed (# of months)?****Does the PHA expect to reopen the list in the PHA Plan year? No Yes**

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list IN THE UPCOMING YEAR, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

Employ effective maintenance and management policies to minimize the number of public housing units off-line

Reduce turnover time for vacated public housing units

Reduce time to renovate public housing units

Seek replacement of public housing units lost to the inventory through mixed finance development

Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

X-Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

X-Apply for additional section 8 units should they become available

Leverage affordable housing resources in the community through the creation of mixed - finance housing

Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

X-Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

Employ admissions preferences aimed at families with economic hardships

Adopt rent policies to support and encourage work

Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

Employ admissions preferences aimed at families who are working

Adopt rent policies to support and encourage work

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

Seek designation of public housing for the elderly

Apply for special-purpose vouchers targeted to the elderly, should they become available

Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

Seek designation of public housing for families with disabilities

Carry out the modifications needed in public housing based on the section 504

Needs Assessment for Public Housing

X-Apply for special-purpose vouchers targeted to families with disabilities, should they become available

Affirmatively market to local non-profit agencies that assist families with disabilities

Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Market the section 8 program to owners outside of areas of poverty /minority concentrations

Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

X-Funding constraints

X-Staffing constraints

Limited availability of sites for assisted housing

X-Extent to which particular housing needs are met by other organizations in the community

Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

Influence of the housing market on PHA programs

X-Community priorities regarding housing assistance

Results of consultation with local or state government

Results of consultation with residents and the Resident Advisory Board

Results of consultation with advocacy groups

Other: (list below)

Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses

Sources	Planned \$	Planned Uses
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1. Federal Grants (FY 2000 grants)

Public Housing Operating Fund

Public Housing Capital Fund

HOPE VI Revitalization

HOPE VI Demolition

X-Annual Contributions for

Section 8 Tenant-Based Assistance	\$1,202,021
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Public Housing Drug Elimination Program

(including any Technical Assistance funds)

Resident Opportunity and Self-Sufficiency Grants

Community Development Block Grant

HOME

Other Federal Grants (list below)

2. Prior Year Federal Grants (unobligated funds only) (list below)
3. Public Housing Dwelling Rental Income
4. Other income (list below)
4. Non-federal sources (list below)
Total resources

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug related activity
 - Rental history
 - Housekeeping
 - Other (describe)
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment
1. How many site-based waiting lists will the PHA operate in the coming year?
 2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
 3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

PHA main administrative office
All PHA development management offices
Management offices at developments with site-based waiting lists
At the development to which they would like to apply
Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below)

Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

Working families and those unable to work because of age or disability
Veterans and veterans' families
Residents who live and/or work in the jurisdiction
Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)
Those previously enrolled in educational, training, or upward mobility programs
Victims of reprisals or hate crimes
Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability
Veterans and veterans' families
Residents who live and/or work in the jurisdiction
Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs
Victims of reprisals or hate crimes
Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

X-Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

The PHA-resident lease

The PHA's Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

At an annual reexamination and lease renewal

Any time family composition changes

At family request for revision

Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

X- Criminal or drug-related activity only to the extent required by law or regulation
Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

- b. **X- Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?**
- c. **X-Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?**
- d. **X-Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)**
- e. **Indicate what kinds of information you share with prospective landlords? (select all that apply)**
X -Criminal or drug-related activity
X- Other (describe below)
Tenant history, Section 8 participation, if requested.

(2) Waiting List Organization

- a. **With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)**
X- None
Federal public housing
Federal moderate rehabilitation
Federal project-based certificate program
Other federal or local program (list below)
- b. **Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)**
X- PHA main administrative office
Other (list below)

(3) Search Time

- a. **X- Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?**

If yes, state circumstances below:

If family is not able to locate an appropriate unit within their means. Family must provide proof of an active search.

(4) Admissions Preferences

a. Income targeting

X- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

- 1. X- Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)**
- 2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)**

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

X- Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

- 3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.**

1- Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1- Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

X- Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

X -Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

X- The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

How does the PHA announce the availability of any special-purpose section 8 programs to the public?

X-Through published notices

X-Other (list below)

Informing other agencies and community organizations

4. PHA Rent Determination Policies

[24 CFR Part 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

\$0

\$1-\$25

\$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

Rents set at less than 30% than adjusted income

- 1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?**
- 2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:**

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

- 1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)**

Yes for all developments

Yes but only for some developments

No

- 2. For which kinds of developments are ceiling rents in place? (select all that apply)**

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments
For certain parts of developments; e.g., the high-rise portion
For certain size units; e.g., larger bedroom sizes
Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

Market comparability study
Fair market rents (FMR)
95th percentile rents
75 percent of operating costs
100 percent of operating costs for general occupancy (family) developments
Operating costs plus debt service
The "rental value" of the unit
Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

Never
At family option
Any time the family experiences an income increase
Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
Other (list below)

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

- In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

The section 8 rent reasonableness study of comparable housing
Survey of rents listed in local newspaper
Survey of similar unassisted units in the neighborhood
Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

At or above 90% but below 100% of FMR

100% of FMR

X-Above 100% but at or below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

X-FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

X-Reflects market or submarket

X-To increase housing options for families

Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

X-Annually

Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

X-Success rates of assisted families

Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

☒ X-\$0

☐ \$1-\$25

☐ \$26-\$50

b. Yes ☒ X-No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.7 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

Capital Fund Program

A. Yes ☒ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ _____

C. Yes ☒ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of this component. If no, skip to next component.

D. Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)**
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

- 1. Development name:**
- 2. Development (project) number:**
- 3. Status of grant: (select the statement that best describes the current status)**

Revitalization Plan under development
Revitalization Plan submitted, pending approval
Revitalization Plan approved
Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?**
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?**
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?**
If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.7 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description 1a. Development name: 1b. Development (project) number: 2. Activity type: Demolition Disposition 3. Application status (select one) Approved Submitted, pending approval Planned application 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) 5. Number of units affected: 6. Coverage of action (select one) Part of the development Total development 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development

affected)1a. Development name: 1b. Development (project) number:2. Federal Program authority: HOPE I 5(h) Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)3. Application status: (select one) Approved; included in the PHA's Homeownership Plan/Program Submitted, pending approval Planned application 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)Number of units affected: 6. Coverage of action: (select one) Part of the development Total development

B. Section 8 Tenant Based Assistance

1. X-Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 8.)

2. Program Description:

a. Size of Program

Yes X-No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes X-No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

9. Additional Information

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

Goal One: The Logansport Housing Authority explored the possibility of purchasing 2 buildings for renovation. Grant application would have been through the Logansport Housing Authority's non-profit, Keystone Corporation. The Keystone Board of Directors voted not to pursue the purchases. The cost of purchase and renovation would have exceeded grant amounts for one building. The other building would have required coordinating with the property owner and would have held no benefit to the Logansport Housing Authority.

Goal Two: # 2 The Logansport Housing Authority coordinates with the City of Logansport for inspections to insure that Section 8 properties are in compliance with the Property Maintenance Ordinance. The City accepts the Logansport Housing Authority HQS inspection and landlord's pass letter to verify that the unit is in compliance.

Goal Two: #3 The Transitional Housing Corporation of Cass County no longer exists. The community was not supportive of its goals but decided to support the Emmaus Mission which provides short term shelter for the homeless. The Logansport Housing Authority works very closely with Emmaus Mission to provide services and housing information to the homeless.

Goal Three: The Logansport Housing Authority formed the non-profit corporation Keystone Corporation effective January 2000.

Goal Four: #1 The Logansport Housing Authority has established a Memorandum of Understanding with the Cass County Department of Family and Children Services. We continue to work very closely with the DFC for accurate verification of income and benefits.

B. Criteria for Substantial Deviations and Significant Amendments

C. Other Information

[24 CFR Part 903.13]

A. Resident Advisory Board Recommendations

- 1. Yes X-No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?**
- 2. If yes, the comments are: (if comments were received, the PHA MUST select one)
Attached at Attachment (File name)**

Provided below:

- 3. In what manner did the PHA address those comments? (select all that apply)**
Considered comments, but determined that no changes to the PHA Plan were necessary.
The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

B. Description of Election Process for Residents on the PHA Board

- 1. Yes No:** Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes X-No:** Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process
Appointed by the City Mayor

- a. Nomination of candidates for place on the ballot: (select all that apply)**
Candidates were nominated by resident and assisted family organizations
Candidates could be nominated by any adult recipient of PHA assistance
Self-nomination: Candidates registered with the PHA and requested a place on ballot
Other: (describe)
- b. Eligible candidates: (select one)**
Any recipient of PHA assistance
Any head of household receiving PHA assistance
Any adult recipient of PHA assistance
Any adult member of a resident or assisted family organization
Other (list)
- c. Eligible voters: (select all that apply)**
All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
Representatives of all PHA resident and assisted family organizations
Other (list)

C. Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

- 1. Consolidated Plan jurisdiction: (provide name here) Indiana**
- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)**

X-The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

X-Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

To address the expansion and preservaton of affordable rental housing opportunities the Logansport Housing Authority will pursue the purchase and renovation of a building for apartments for low income families.

To address the enhancement of affordable homeownership opportunities, the Logansport Housing Authority will implement the Housing Choice Voucher Homeownership Program for 2005. The Logansport Housing Authority will continue its homeownership education classes and apply to become a HUD certified homeownership counseling agency.

To address enhancement of employment development activities, the Logansport Housing Authority will refer jobless and zero income families to the Family Self-Sufficiency Program for needs assessment and referrals to employment service agencies.

10. Project-Based Voucher Program (if applicable)

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing

would be consistent with its PHA Plan.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor

(CFP/CFPRHF) Part I: Summary PHA Name: Grant Type and Number Capital Fund Program

Grant No: Replacement Housing Factor Grant No: Federal FY of Grant: Original Annual Statement Reserve
for Disasters/ Emergencies Revised Annual Statement (revision no:) Performance and Evaluation Report
for Period Ending: Final Performance and Evaluation Report Line No. Summary by Development
Account Total Estimated Cost Total Actual Cost Original Revised Obligated Expended 1 Total non-CFP
Funds 21406 Operations 31408 Management Improvements 41410 Administration 51411 Audit 61415
Liquidated Damages 71430 Fees and Costs 81440 Site Acquisition 91450 Site Improvement 101460 Dwelling
Structures 111465.1 Dwelling Equipment-Nonexpendable 121470 Nondwelling Structures 131475 Nondwelling
Equipment 141485 Demolition 151490 Replacement Reserve 161492 Moving to Work Demonstration 171495.1
Relocation Costs 181499 Development Activities 191501 Collateralization or Debt Service 201502
Contingency 21 Amount of Annual Grant: (sum of lines 2 - 20) 22 Amount of line 21 Related to LBP
Activities 23 Amount of line 21 Related to Section 504 compliance 24 Amount of line 21 Related to Security -
Soft Costs 25 Amount of Line 21 Related to Security - Hard Costs 26 Amount of line 21 Related to Energy Conservation
Measures

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor

(CFP/CFPRHF) Part II: Supporting Pages PHA Name: Grant Type and Number Capital

Fund Program Grant No: Replacement Housing Factor Grant No: Federal FY of Grant: Development
Number Name/HA-Wide Activities General Description of Major Work Categories Dev. Acct
No. Quantity Total Estimated Cost Total Actual Cost Status of Work Original Revised Funds Obligated Funds
Expended

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor

(CFP/CFPRHF) Part III: Implementation Schedule PHA Name: Grant Type and Number

Capital Fund Program No: Replacement Housing Factor No: Federal FY of Grant: Development
Number Name/HA-Wide Activities All Fund Obligated (Quarter Ending Date) All Funds Expended (Quarter
Ending Date) Reasons for Revised Target Dates Original Revised Actual Original Revised Actual

Capital Fund Program Five-Year Action Plan Part I: Summary

**PHA Name Original 5-Year Plan Revision No: Development Number/Name/HA-
Wide Year 1 Work Statement for Year 2 FFY Grant: PHA FY: Work Statement for Year 3 FFY Grant:
PHA FY: Work Statement for Year 4 FFY Grant: PHA FY: Work Statement for Year 5 FFY Grant:
PHA FY: Annual Statement CFP Funds Listed for 5-year planningReplacement Housing Factor
Funds**

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages-Work
Activities Activities for Year 1Activities for Year : ____ FFY Grant: PHA FY: Activities
 for Year: ____ FFY Grant: PHA FY: Development Name/NumberMajor Work Categories**Estimated**
CostDevelopment Name/NumberMajor Work CategoriesEstimated Cost**SeeAnnualStatementTotal**
CFP Estimated Cost \$\$

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages-Work
Activities Activities for Year : ____ FFY Grant: PHA FY: Activities for Year: ____ FFY
 Grant: PHA FY: Development Name/NumberMajor Work Categories**Estimated Cost**Development
 Name/NumberMajor Work CategoriesEstimated Cost**Total CFP Estimated Cost \$\$**

CFP Estimated Cost \$\$